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Caughlin RANCHER

THE OFFICIAL MAGAZINE OF THE HOMEOWNERS ASSOCIATION

VOL. 10, ISSUE 5

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ON THE COVER:

*Justin and Charlie
Thomas on their
mountain bikes above
Caughlin Ranch.*

*Story p. 7. Photo by
Frank Haxton, Digiman
Studio.*

PRESIDENT'S CORNER



Tony Termini
President

Vote for Monte!

Monte is our three year old lab puppy. He is a very smart dog. He is kind and caring and is dedicated to service. Monte is a hard worker and a good listener. These are just some of the things that qualify him to be on the Caughlin Ranch Homeowners Association Board of Directors.

While Monte has many jobs at which he excels, he does not earn any wages for his efforts. That makes him a volunteer. It also makes him lacking the pocket change necessary to buy his own food (oh, and I guess he doesn't have any pockets either). In any event, Monte is used to eating free food.

Coincidentally, whenever the Board meets there is always free food. At our bi-monthly workshops a pretty wicker basket rests in the middle of the conference room table. It is filled with chips and cookies just sitting there, ripe for the taking. There is a lovely brewing machine in the kitchen in which one places a tiny little plastic thingamajig to make coffee, tea, or cocoa. So, snacks and tasty beverages are always available. Then, when the Board meets in Executive Session, a delectable warm meal is magically delivered from some lovely local restaurant. Because Monte is a very good eater—especially of free food—he is extremely qualified to be on the Board!

Monte takes a walk every morning through the common area to keep in touch with his constituents—both the treat-carrying human kind and the furry rodent and lagomorph variety. The other day he came upon the scent of something. It

could have been a squirrel; maybe a rabbit. Who knows? But, Monte was on it instantly. Head pointed down, nose pushed so close to the ground that it practically touched it. He ran around zigging and zagging back and forth frantically chasing the scent along the path taken by whichever critter traversed it. Sadly, there was nothing there...or there...or there...

At a certain point Monte stopped chasing the scent and began walking back toward me, his tail wagging so vigorously that its centrifugal force lifted his hind legs off the ground. His stare was laser beam focused on me. And, then, bang. In the blink of an eye, he was off in a perpendicular trajectory blazing a trail toward the squirrel that now was running for its life and the old Jeffrey Pine that was to be its refuge.

What dedication! When you have a problem, Monte will chase down the solution for you. He will sniff it out and stay on the scent until he resolves matters on your behalf. He will make a great Board member!

I could go on and on about Monte's qualifications to be a Member of the Caughlin Ranch Homeowners Association Board of Directors. But, sadly, he can't run. After all, he doesn't own a unit in our development. And, while he's a great listener, Monte is not very good at communicating his position on matters that are any more complex than his love of food, sleep, and those soft fuzzy toys with the squeaky things inside. So, he wouldn't contribute much to public debates. And, he'd be terrible at filling out the candidate form that is included in this issue of the *Caughlin Rancher*. I mean, come on, he doesn't even have opposable thumbs, for heaven sake!

But, you do! And, you can! Hey, I hope you liked the metaphorical story of Monte, which really is about YOU! This is very serious stuff and this is your community. And, right

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now, your community needs you.

If you're extremely happy to live here and love every decision that your Board makes, then you should join it and share in the adulation. If the opposite is true and you think we're a gaggle of goofballs that can't get anything right, then you should run for the Board and make your voice heard! Or, if you simply want to share a free meal every other month with a panel of

highly committed, dedicated volunteers who put the interests of Caughlin Ranch above their own, then you should run!

I urge you to join the Board...for Monte's sake!

— **Tony Termini**, PRESIDENT

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The Wheel Deal

Caughlin Ranch resident Justin Thomas will put his mettle to the pedal this fall.

By Jessica Santina | Photos courtesy Thomas family

This summer, while you were out running errands or maybe just mowing your lawn, you probably saw the Thomas family ride past on their bikes. For them, it's much more than a family pastime: It's a bonding ritual, a unique opportunity to see the world and, especially this fall, a way of life.

BLAZING NEW TRAILS

Justin and Julie Thomas have been riding with their kids—son Charlie, 9, and daughter Katelynn, 6—since they were infants.

Their love of sports is what brought the couple, both Division 1 athletes and kinesiology majors at The College of William and Mary, together in 1998. And it's what brought them to Reno from Fairfax, Virginia, in 2004.

Justin, a professional triathlete and semi-pro mountain biker, had been coming to Incline Village every September for about a decade to participate in the Nissan XTERRA USA Championship. Each year, the Thomases fell more in love with the Reno-Tahoe area. So much so that they began plotting to move here and start a family.

"We knew we wanted to be in a mountain town where it was very outdoor-activity focused, a smaller town with less traffic," Justin says. "We wanted to get away from the rat race. There are a lot of good things about the DC area, but it doesn't suit our ideal lifestyle and values and what's important to us."

In October 2003, Justin placed 3rd at the Professional XTERRA World Championships in Maui, Hawaii—the top American for the second straight year—and a year later, he and his wife became residents of Northwest Reno. It was the first of a whole set of major life changes for the athlete and part-time coach.

"I did that until 2006, and it was fun; I got to travel, see a lot of nice places. But it really didn't pay the bills, and there are only so many years you can do it. So I was like, 'What's next?'"

He enrolled at the University of Nevada, Reno, planning to extend his coaching skills as an education major. But during a routine meeting with their financial advisor about their goals, the advisor suggested to Justin that financial coaching might be a great fit, and even offered Justin a job on the spot. Justin took him up on the offer and went into the financial advising business in late 2006. In 2008, Charlie was born, and they were on to their next adventure: parenthood.



Charlie with Justin, who took 2nd place in a street race in Nevada City this past June.

For them, it's much more than a family pastime: It's a bonding ritual, a unique opportunity to see the world and, especially this fall, a way of life.



LIKE FATHER, LIKE SON

As Justin established his career, eventually becoming a Certified Financial Planner and shareholder at TCI Wealth Advisors in Caughlin Professional Park, he continued cycling at the amateur level. He and Julie had set their sights on buying a home in Caughlin Ranch, where their commute would be shorter and the family could really have the lifestyle they wanted. Since arriving in Reno, they'd lived in the Northwest and Damonte Ranch, but a depressed economy had made them hesitant to sell and relocate to Caughlin Ranch. Then in April 2015, they found the home they'd been looking for.

Though it took nearly a year to remodel and update the Caughlin Creek home to suit their needs, it was all worth it when they could finally call it home in March 2016.

"We love running through the neighborhood, taking walks on the trails with the kids and the dogs. We love hopping on our bikes and riding to the pool. We just love all Caughlin Ranch has to offer," Justin says.

So do Charlie and Katelynn, who participate in numerous sports. Charlie, in particular, has an affinity for cycling.

"It's one of his favorite things to do, and not just because we're avid cyclists," Justin says. "Because we're so comfortable with Caughlin Ranch, we're comfortable with him riding his bike around the neighborhood—he knows the paths, to look out for cars ... We don't push him, he just goes."

In fact, when Justin entered the 2015 Mountain Bike Cross Country Nationals in Mammoth, CA, as an amateur cross-country cyclist, so did Charlie, in the 6–8 age bracket. Justin placed 2nd in the 40–44 age bracket, and Charlie placed 6th. The two had such a great time and did so well that they entered again in 2016; this time, Justin placed 1st, and Charlie earned an impressive 3rd.

"Watching your kid's race is equal to, or even more important than, your own race," Justin beams. "I did a lot of training and preparation for my race, too, but to see Charlie do so well and do it for fun ... that was great."

This fall, the Thomas men have a new goal: To compete in the USA Cyclocross National Championship, coming to Reno for the first time ever in January 2018.

TOP: Charlie on the podium (middle) taking 3rd place at the National Mountain Bike Championship Race in July 2016.
BOTTOM: Justin took 1st place at the National Mountain Bike Championship Race in July 2016.

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**Sagebrush Cyclocross Race,
Davis Creek Park, Washoe Valley.**

Cyclocross, a timed circuit bike race in which much of the course is off-road and participants must

withstand the terrain and elements, is one of the only cycling events Justin, now age 42, has never really seriously delved into. Fortunately, he'll have some time this fall to train for the event.

"After we've worked for the company for five years, TCI offers employees five weeks off every five years," he says. "So I decided I really wanted to do well at cyclocross nationals. I've never put that much energy into cyclocross, but I love the sport, and I want to take it seriously because it's in Reno."

Seizing the five-week opportunity before him, Justin decided to go on "a points chase." USA Cycling, he explains, will allow riders to move to the front of the starting lineup at nationals based on the points they've earned competing throughout the year. So beginning Sept. 11, Justin will hit the road, first to Iowa City, IA, and then to Waterloo, WI, to compete in World Cup cyclocross races that could result in big point earnings. From there, he'll head to Massachusetts, where Julie and kids will meet him. Then Charlie will race with his dad at the KMC Cross Fest in Connecticut and the Charm City Cross event in Baltimore, MD. Julie and Katelynn will fly home while father and son drive cross country back to Reno, stopping in Boulder, CO, for the US Open of Cyclocross.

Hopefully, they'll return to the Silver State with points under their belts to help them both at race time. Either way, they'll have had the experience of a lifetime.

Follow the Reno Cyclocross Nationals at Rancho San Rafael Park and watch Justin and Charlie Thomas' results at www.renocx.com.



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Important Notices & Reminders

Submitted by Lorrie Olson, CRHA General Manager



WASTE MANAGEMENT, WASHOE COUNTY AND ANIMAL-RESISTANT TRASH CONTAINERS

If you live in Washoe County, not within the City of Reno limits, you can now order animal-resistant trash containers from Waste Management (WM). WM has “bear-proof carts” available at no cost to the customer for residents residing in the county area of Washoe

County. However, since they do not carry them in stock, it can take up to six weeks for the customer to receive them. Also, there will then be a charge of \$30.39 per month for WM to service the cart.

Since our county residents were having such a difficult time ordering these containers through Waste Management, Caughlin Ranch was given a direct contact, Marisia, Customer Service Representative. She responded to GM Olson, “Please kindly advise the residents who have had trouble receiving the carts to contact me directly at mpena2wm.com, with their account information and I would be more than happy to place their orders.”

A homeowner in Promontory Pointe recently ordered one through Marisia; it arrived in less than 2 weeks. GM Olson will continue to work to make “bear-proof carts” available to residents who live within the City of Reno. Presently, you can purchase an approved animal-resistant container that WM will service for an additional fee.

2017 ASPHALT REHAB PROJECT – PHASE II

In 2017, the second third of the asphalt trails and the Mountainshyre roads will be treated with a Type II Slurry Sealcoat. This is the same product that is used on the City of Reno and Washoe County roads.

Sealed bids were opened at the July 26th Board Meeting; the 2017 contract was awarded to Sierra Nevada Construction (SNC). They are expected to be on-site beginning Monday, September 25th (weather permitting) to begin preparation work.

The paths are in the condition they are in today partly due to the use of sealcoat. The slurry seal is more resistant to irrigation over-spray, moisture and weather in general. The Asphalt Project Engineer, Seth Padovan, reported he has seen sealcoat wear off in over-spray areas in about a year and then the asphalt starts to ravel and pit badly. This was the condition all over the Caughlin Ranch paths last year during his overall inspection. The slurry seal also goes on thick about 1/4". Thus, it does a better job of filling in raveled areas and masking larger cracks and patch areas. Sealcoat goes on like paint so



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there is no real masking of the distresses or patched areas post-application.

There is no American Public Works Association (APWA) spec for sealcoat so the product quality varies greatly as each vendor mixes it a little differently with no real studies to back up their "custom blend". So, beware of the quoted cheap price; what are you really getting? As a result, performance will vary. There is a long-established use of slurry seal in public works maintenance in this area and it does have an APWA spec so we know what we are getting. It is applied by established and qualified contractors that regularly do this work for the Cities of Reno and Sparks, and Washoe County. Several other upscale communities use this product on their paths such as Arrowcreek (he does not do the pavement maintenance for them) and Somerset. The paths there look good and are performing well.

The shedding is often received negatively and is a "con" for most communities when considering its use. The shedding does not last and will pass, but it is part of the product characteristics. Slightly greater than 1/3 of the paths are already done with slurry seal in Caughlin Ranch from last year's application. We will plan to have the Mountainshyre roads swept next spring.

NOXIOUS WEED PRESENTATION

Please join us at 5:00 p.m. in the Caughlin Ranch Homeowner's Association Office on Wednesday, September 27th. Our guest speaker will be Sean Gephart, Noxious Weed Coordinator with the NV Dept. of Agriculture.

Mr. Gephart will provide a Power Point presentation regarding the identification and eradication of noxious weeds. A Board of Directors Meeting will follow at 6:00 p.m.

Identification + Eradication of Noxious Weeds

Wednesday, September 27th
5:00 p.m.

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2017 EVENTS

Cross Peak Hike

Meet at Caughlin Club

Sat., Sept. 16th | 8:30 a.m.

Noxious Weeds Presentation

Caughlin Ranch Office

Wed., Sept. 27th | 5 p.m.

Fall Bird Walk/Watch

Meet at CRHA Parking Lot

Sat., Oct. 7th | 8–10 am

Garage Sales

Individual Homes

Sat. & Sun., Oct. 7th & 8th

7 a.m.–3 p.m.

Coffee with the Manager

Caughlin Ranch Office

Tues., Oct. 17th | 5 p.m.

New Homeowner Orientation

Caughlin Ranch Office

Thurs., Oct. 19th | 5 p.m.

Angel Tree

Caughlin Ranch Office

Mon.–Fri., Nov. 1st–30th

8 a.m.–5 p.m.

Holiday Wine

Moana Nursery

Thurs., Nov. 9th | 5–7 p.m.

2018 Budget Ratification & Annual Members Meeting

Caughlin Ranch

Community Conference Center

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Beginning at 6:30 p.m.



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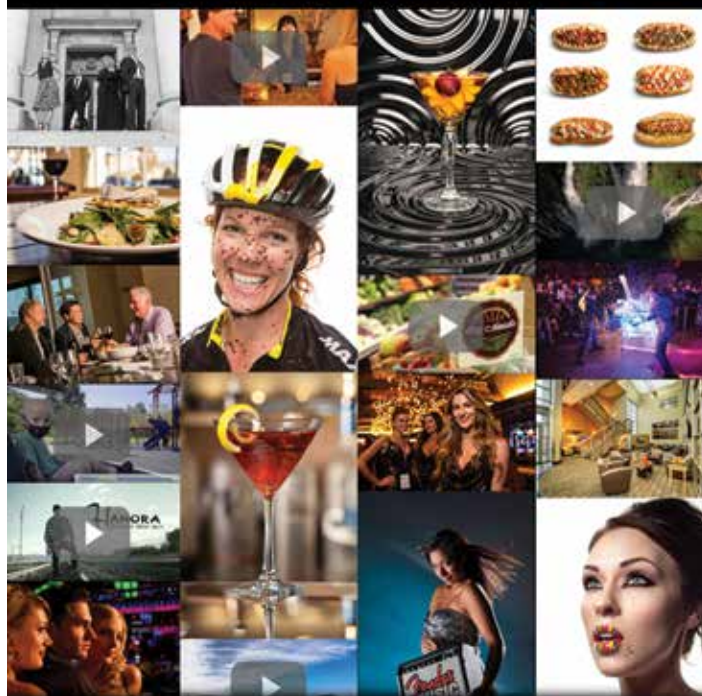


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Buying 1070 Caughlin Crossing

By Tony Termini

A Town Hall meeting was held last month to discuss the Association's planned purchase of the building at 1070 Caughlin Crossing. As you may recall from the piece I wrote back in July, the Association has accumulated via a special assessment sufficient funds for its down payment, the Board is authorized to invest those funds in this capital asset, and has the authority to assign future income as collateral for a loan to finance the balance of the purchase price.

Pretty soon you'll be getting in the mail the ballot I referred to on which I am asking you to say "yes". I want you to tell the Board that you agree with the purchase of the building and that you want us to use the funds we have already accumulated as down payment to buy it.

Now, let me get back to the matter of the Town Hall meeting. There were some very good questions that came up in our discussion that night. Below are some points that arose and which I want you to consider before you cast your ballot.

- 1) The Association will pay some \$580,000 for 1070 Caughlin Crossing even though it was appraised at between **\$750,000 and \$800,000** in 2016. The purchase price was agreed to years ago in our Lease-Purchase Agreement with the landlord.
- 2) After the loan is paid off in 10 years, the Association will save more than \$67,000 a year because it will have neither a rent/lease payment nor a mortgage payment to make. That annual savings will remain in perpetuity.
- 3) Buying the building will have **NO** impact on your assessments now or in the foreseeable future!

As one Member in the audience that night put the situation: "This is a no-brainer! We should buy this building!"



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Spring "Share Your Wine" Event

Having fun while helping our community!
Thursday, April 13th



Another fun wine tasting event was held at Moana Nursery this past spring. The event was free to residents who brought a bottle of wine and a donation for the Food Bank. The food and cash donations that were collected provided **500 MEALS** for needy people in our community! Thank you Caughlin Ranch!

PHOTOS CLOCKWISE: L. to R. John O'Brien, Pat Rehn, Vince Ames, Irene Douglas; L. to R. Brenda Van Houck, Marcia Franklin, Judith Buckingham; Karen Booth (left) & Kathie Jenkins; L. to R. Karyn Murray, John & Karin Jelavich, Mary Tolotti; Trish Greif & Richard Paul.



Village Green Concert Series



This year we were fortunate again to have five Sundays in July, which meant five great concerts. The biggest turnout (estimated at 1,000 people) was for the Beatles tribute band, "The Beatles Flashback" who performed on July 23rd. But all the concerts were enjoyed by many. It was a great opportunity for friends and neighbors to come together with a picnic dinner or pizza from "Fire on the Mountain" food truck as well as frozen margaritas from "Mr. Margarita" and ice cream from Bibo Coffee House.



This has been such a success, we may expand the concert series into late June and early August next year. We have to thank Dickson Realty and Jeannie Cassinelli and Amanda Gunter for sponsoring this year's series and will be looking for sponsors again next year. If you have a business that would like to sponsor a concert or a series of concerts next year, please contact Rancher publisher, Lisa Ericson, at (775) 223-0008 or lisa.cpmsservices@gmail.com.

PHOTOS (TOP CLOCKWISE): L. to R. Stacy Hardie, Sabine Beach, Kathleen & Rob Forderhase, Curtis Beach, Trent Hardie; Holly and Matt Carso; Kids of all ages enjoying the show!; (above): Beatles tribute band "The Beatles Flashback".



Upcoming Cooking Classes

Sept. 23	Culinary Bootcamp
Sept. 27	Techniques Series Begins!
Sept. 28	Paleo Perfected
Oct. 3	Kids Cook!
Oct. 4	Gluten Free Quick & Easy
Oct. 5	French Bistro Cuisine
Oct. 6	Sushi
Oct. 12	Knife Skills Workshop
Oct. 13	Girls' Night Out – Appetizers
Oct. 14	Artisan Bread
Oct. 17	Fast Fish
Oct. 19	Taste of Thailand
Oct. 20	Strudel, Pretzel & Schnitzel
Oct. 21	Autumn Slow Cooker
Oct. 30	Kids' Halloween Trick & Treats
Nov. 2	Clint Jolly – Flavors of Mexico
Nov. 3	Taste of Burgundy
Nov. 4	Wild Game – Care & Cooking
Nov. 9	Cheese Making Workshop
Nov. 11	Biscuits, Gravy & Sausage
Nov. 13	Kids Cook! Thanksgiving
Nov. 16	Paella
Nov. 17	Couples Holiday Night Out
Nov. 18	Pie & Pie Crust Workshop

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LANDSCAPE & MAINTENANCE UPDATE

by Randy Lisenby,
Landscape & Maintenance Superintendent

- Summer flowers installed (completed 2nd of two yearly plantings)
- Pruning shrubs in progress
- Rebuilt two walking bridges
- Fertilization has been completed
- Mowing on a regular basis

DEFENSIBLE SPACE:

- As of August, filling four to five 30-yard dumpsters per week
- Two full-time crews working only on defensible space clean-up

IRRIGATION SYSTEM:

- Repairs have been made
- Pumps are on-line and running

FLOOD CLEAN-UP:

- River Run clean-up has been completed
- Water is under control and filling the ponds
- Pipes have been cleaned out
- Pond work is underway

POSTED SIGNS:

- Two speed limit signs in Caughlin Creek
- Three ESI signs throughout the community

Superintendent Lisenby asked homeowners when they see the guys out and about, to please feel free to wave and thank them for all their hard work. He also advised that now there is truly no local labor force to select from; should a seasonal employee leave, it will be difficult to replace them due to the large amount of construction work in our area.

Superintendent Lisenby advised the concrete “dams” they constructed are literally being used to dam the water in an effort to divert it back to where it belongs. We will use landscape materials to hide the concrete. He also advised the plan for the green belt is to return it to its same “pre-flood” condition. Eventually, it will look the same as it was prior to December 2016.

CRHA has approximately 2,400 acres to maintain. This year we hired an unprecedented 20 seasonal employees to assist with grounds maintenance, flood clean-up, defensible space efforts, etc. It will take us the entire season to accomplish this work. Each time we receive a request to clean-up a common area, we generate a Work Order for the Landscape & Maintenance Dept. L&M Superintendent Randy Lisenby is responsible for scheduling the work with the appropriate crew. PLEASE be patient, we are working our way around Caughlin Ranch and we will do our best to alleviate your concerns by diminishing any hazards as soon as possible.



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ANNUAL AND 2018 BUDGET MEETING NOTIFICATIONS & REQUIREMENTS

Nevada Revised Statutes (NRS) 116 & 116A describes in detail how associations must provide specific notifications within specific timeframes in order to conduct Annual Election and Budget Ratification Meetings.

As a result of these legal requirements, there will be a very short period of time to review the Secret Ballots, attend the Candidate Forum (if necessary) and return the completed Secret Ballot in time to be tallied; that is, if there are enough candidates to conduct an election.

NRS 116 requires notice be given to each unit's owner of their eligibility to serve as a member of the executive board (aka: board of directors). Such notice shall be given not less than 30-days before the preparation of a ballot. The Annual Election and Budget Ratification packet contains a plethora of documents and notifications; most of which are required by NRS. As you can imagine, it takes a large mailing house up to a week to copy and prepare the 2,225 packets for mailing.

In order to fulfill the eligibility notification requirement, the Candidacy Disclosure Statement (CDS) provided by the NV Real Estate Division is included in this edition along with an Annual Election Solicitation. This Rancher edition was scheduled to publish on September 15th and should be received by local unit owners by September 18th. The CDS must be returned by 5:00 p.m. on Wednesday, October 18th in order for the candidate's name to be placed on the secret ballot, if a ballot is needed. This process is explained further in the Annual Election Solicitation.

NRS further details the requirements for the Budget Ratification and Annual Election Meetings. Caughlin Ranch is very fortunate that we have the ability to conduct both meetings at the same time. Some associations require annual election meetings be held mid-year.

Associations are required to:

- Distribute the budget or a summary to the owners no less than 30 days and no more than 60 days before the beginning of fiscal year; CRHA is January 1st: 60 days = 11/01 30 days = 12/01
- Within 60 days after adoption of the proposed budget by the Board, mail the budget or a summary to all the owners and set a date to ratify: Board adopts proposed budget on 09/27
- Budget Ratification notice; meeting date not less than 14 days or more than 30 days after mailing
- Annual Election notice; meeting date not less than 15 days or more than 60 days after mailing
- Mail Annual Election and 2018 Budget packet on 10/26 (allow for holiday and weekend)
- Candidate Forum 11/02 (if necessary)
- Deadline to return completed secret ballots 11/13 (if necessary)
- Annual & 2018 Budget Ratification Meeting 11/15

GM Olson makes every effort to adhere to the timelines in the statutes. We mail the packets a few days early to allow for the state holiday and weekend.

Please take the time to review the Annual Election and Budget Ratification packet AS SOON as it arrives. If there is a Secret Ballot enclosed, there will be a Candidate Forum on November 2nd and the deadline to return the Secret Ballots will be November 13th. Whether there is an election or not, there will be an Annual & 2018 Budget Ratification Meeting held on Wednesday, November 15, 2017.

Agenda Workshops are held on Mondays and Board Meetings on Wednesdays every-other month in January, March, May, July, September, and November. A Budget Workshop is held in August and Board Training in December. An Executive Session of the Board is held prior to each Board Meeting. Board Members are encouraged to participate on standing committees.

NRS 116.31034 has new provisions that become effective on October 1, 2015. "A person may not be a candidate for or member of the executive board or an officer of the association if: (1) The person resides in a unit with, is married to, is domestic partners with, or is related by blood, adoption or marriage within the third degree of consanguinity or affinity to another person who is also a member of the board of directors or is an officer of the association; (2) The person stands to gain any personal profit or compensation of any kind from a matter before the board of directors of the association. ..."

NRS 116.31031 "Power of executive board to impose fines and other sanctions for violations of governing documents; limitations; procedural requirements; continuing violations; collection of past due fines; statement of balance owed.

1. Except as otherwise provided in this section, if a unit's owner or a tenant or an invitee of a unit's owner or a tenant violates any provision of the governing documents of an association, the executive board may, if the governing documents so provide:

- (a) Prohibit, for a reasonable time, the unit's owner or the tenant or the invitee of the unit's owner or the tenant from:
 - (1) Voting on matters related to the common-interest community. ..."

Therefore, any CRHA member who has outstanding assessments, fines, constructions penalties and/or unresolved violations of the governing documents, shall not be eligible to vote.



Congratulations to GM Olson 2016 On-Site Manager of the Year!

saiah Henry, CMCA, AMS, CEO of Seabreeze Management Company presented the CAI 2016 Northern Nevada On-Site Manager of The Year award to Lorrie Olson, DCAL, CMCA, AMS, LSM, PCAM at the CAI Annual Awards Gala on June 17th in Las Vegas. She beat out six local on-site managers.



Lorrie's award is proudly displayed in the CRHA office.



CAUGHLIN RANCH HOMEOWNERS ASSOCIATION 2017 ANNUAL ELECTION SOLICITATION

We are beginning the process of soliciting Association Members to serve the Caughlin Ranch Homeowners Association (CRHA) beginning in November 2017. If you are interested in serving on the Caughlin Ranch Board of Directors, please complete and return the attached Candidacy Disclosure Statement (CDS) to the Caughlin Ranch office in person, via mail, fax, or email.

Address: 1070 Caughlin Crossing, Reno, NV 89519

Fax: 775-746-8649

E-mail: manager@caughlinhoa.com

The completed CDS must be received in the Caughlin Ranch office no later than 5:00 p.m. on Wednesday, October 18, 2017. Please contact the Caughlin Ranch office to confirm your CDS was received. Caughlin Ranch staff cannot be held responsible for statements that are not received. The completed CDS forms will be sent to all CRHA Members in the Annual/2018 Budget Meeting Packet.

There are four (4) Board Members with terms that expire in November: Vincent Ames, Michele Attaway, Janice Browne, and Robert Ryan. Director Ames was appointed to fill a vacated seat that expires in November 2018 and Director Ryan was appointed to fill a vacated seat that expires in November 2019. As a result, Director Ames' seat is eligible for a 1-year term, Director Ryan's seat for two (2) 1-year terms, and the remaining two (2) seats for the standard 3-year term in order to maintain staggered elections. There is a total of seven (7) Board Members who serve the Caughlin Ranch community.

If we receive forms back from more than four (4) candidates who are eligible to serve, the CDS forms along with a secret ballot will be mailed to CRHA Members on October 26th; a Candidate Forum will be held on November 2nd prior to the ballot deadline of November 13th. If four (4) or fewer candidates return a CDS form, no election or candidate forum will be held. CRHA Members will be advised in the Annual/2018 Budget Meeting Packet that the candidates who returned their forms will be seated on the Board of Directors during the Annual Election and 2018 Budget Ratification Meeting on November 15, 2017.

In order to maintain a schedule of staggered terms; if an election is required, the two (2) candidates with the most votes will each be seated for a 3-year term, the two (2) candidates with the least number of votes will each be seated for a 1-year term. If no election is held, the first two (2) candidates to return their CDS form will each be seated for a 3-year term and the remaining candidates will each be seated for 1-year terms.

Board Members cannot be compensated for their time, there is no assessment discount, they are required to attend at least three meetings every-other-month, are expected to serve on at least one standing committee, and may be asked to serve as a liaison to a standing committee and/or officer of the Board. They are required to agree to comply with all applicable federal, state and local laws and regulations, and the CRHA governing documents. They will be further required to be kept informed of laws, regulations and developments relating to common-interest communities. This means attending at least one (1) three-hour seminar each year.

Also, please consider providing the following voluntary information:

Email address: _____ Contact No: _____

Occupation: _____

Caughlin Ranch address (if different): _____

You may also include a statement of qualifications and/or reason(s) you would like to serve on the Caughlin Ranch Board of Directors; maximum 200 words please. This statement will be copied to the back of the CDS that will be mailed to all CRHA Members in the Annual/2018 Budget Meeting Packet.

CANDIDACY DISCLOSURE STATEMENT

(Please Print or Type)

Name _____

Address _____
(Street) (City) (State) (Zip)

Are you a unit owner? ☐ Yes ☐ No

(NOTE: NRS 116.31034(1) states: Except as otherwise provided in subsection 5 of NRS 116.212, not later than the termination of any period of declarant's control, the units' owners shall elect an executive board of at least three members, all of whom must be units' owners.)

NRS 116.31034 (8) (a) & (b) and NRS 116.31034 (9) (a) & (b) states the following:

8. Each person who is nominated as a candidate for membership on the executive board pursuant to subsection 4 or 5 must:
- (a) Make a good faith effort to disclose any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest for the candidate if the candidate were to be elected to serve as a member of the executive board; and
 - (b) Disclose whether the candidate is a member in good standing. For the purposes of this paragraph, a candidate shall not be deemed to be in "good standing" if the candidate has any unpaid and past due assessments or construction penalties that are required to be paid to the association.
9. Except as otherwise provided in subsections 10 and 11, unless a person is appointed by the declarant:
- (a) A person may not be a candidate for or member of the executive board or an officer of the association if:
 - (1) The person resides in a unit with, is married to, is domestic partners with, or is related by blood, adoption or marriage within the third degree of consanguinity or affinity to another person who is also a member of the executive board or is an officer of the association;
 - (2) The person stands to gain any personal profit or compensation of any kind from a matter before the executive board of the association;
 - (3) The person, the person's spouse or the person's parent or child, by blood, marriage or adoption, performs the duties of a community manager for that association.
 - (b) A person may not be a candidate for or member of the executive board of a master association or an officer of that master association if the person, the person's spouse or the person's parent or child, by blood, marriage or adoption, performs the duties of a community manager for:
 - (1) That master association; or
 - (2) Any association that is subject to the governing documents of that master association.

Please use the following lines to respond to the statutory requirements pursuant to NRS 116.31034 (8) (a)

Attach additional sheets, if necessary: _____

I am a candidate in good standing pursuant to NRS 116.31034(8) (b): ☐ Yes ☐ No

If no, please explain: _____

Please indicate all that apply to your relation to any board members, officer(s) of the association or community managers:

I am:

- ☐ Residing within the same unit as a board member or officer.
- ☐ Married to a board member or officer.
- ☐ Domestic partners with a board member or officer.
- ☐ **None of the above**

Related to a board member by:

- ☐ Blood
- ☐ Adoption
- ☐ Marriage within the third degree of consanguinity
- ☐ Affinity to another person
- ☐ **None of the above**

The candidate must make all disclosures required pursuant to this subsection in writing to the association with his or her candidacy information. Except as otherwise provided in this subsection, the association shall distribute the disclosures, on behalf of the candidate, to each member of the association with the ballot or, in the event ballots are not prepared and mailed pursuant to subsection 6, in the next regular mailing of the association. The association is not obligated to distribute any disclosure pursuant to this subsection if the disclosure contains information that is believed to be defamatory, libelous or profane.

Any additional information provided by the candidate for the executive board is voluntary and is not a requirement under NRS 116.31034.

Signature of candidate _____

Date _____

The following are the proposed 2017 dates for the Board of Directors' Workshops, Executive Sessions, General Business Meetings, Annual Budget Ratification and Election Meeting, and the 2018 Board and Staff Customer Service / Training Retreat.

Board Workshops begin at 4:00 p.m. The purpose of each workshop is to review the agenda items for the next regularly scheduled Board of Directors General Business Meeting; no decisions are made at these workshops. Board Executive Sessions will be held prior to the Board's General Business Meetings.

The State of Nevada requires at least two general business meetings of the Board be held after regular business hours. The Board of Directors may choose to conduct one or more meetings during regular business hours in 2017. An updated meeting schedule will be included in each *Caughlin Rancher* edition and is posted on the Caughlin Ranch website at: www.caughlinhoa.com.

Homeowners are welcome to attend the Workshops, Meetings and Events. Executive Sessions are conducted with Board Members only. The following will be held at the Caughlin Ranch business office and Community Conference Center located at 1070 Caughlin Crossing, Reno unless noted otherwise:

SEPTEMBER 25TH

Board Agenda Workshop 4:00 p.m. (Final 2018 Budget Review)

SEPTEMBER 27TH

Executive Session 5: 00 p.m. | Board General Business Meeting 6:00 p.m.

(Approve 2018 Budget)

NOVEMBER 2ND

Candidate Forum; Meet the Candidates 5:30 p.m. (if necessary)

NOVEMBER 13TH

Annual Ballot Deadline 12:00 noon (if necessary)

Annual Ballot Count Meeting 1:00 p.m. (if necessary)

Board Agenda Workshop 4:00 p.m.

NOVEMBER 15TH

Executive Session 5: 00 p.m.

Annual Members Budget Ratification and Election Meeting 6:30 p.m.

Board General Business Meeting immediately following Annual Members Meeting

DECEMBER 8TH

Board & Staff Customer Service / Training Retreat (location TBD)

(TENTATIVE)

8:30 a.m. to 5:00 p.m.; CRHA Office closed on Friday, December 8th

Dates and times are subject to change. Please visit the Caughlin Ranch website for up-to-date information regarding Caughlin Ranch Meetings and Events. The Board of Directors' General Business Meeting Agendas are posted on the Caughlin Ranch website and in the brochure box to the right of the entry door at 1070 Caughlin Crossing at least seven (7) days prior to each meeting. You may also call the Association office at: (775) 746-1499 or e-mail: gloria@caughlinhoa.com to obtain agenda copies.

NOTICE: NRS 116.31083 provides that each Notice of a Meeting of the Executive Board of the Caughlin Ranch Homeowners Association ("Association") must state the time and place of the meeting and include a copy of the Agenda for the meeting or the date on which and the locations where copies of the agenda may be conveniently obtained by the units' owners. Agendas are available at the Association Office at 1070 Caughlin Crossing, Reno, NV 89519, seven (7) calendar days before a scheduled meeting. You are also notified of the rights of a unit's owner to: (a) Have a copy of the minutes or a summary of the minutes of the meeting provided to the unit's owner upon request, and, if required or by the executive board upon payment to the association of the cost of providing the copy to the unit's owners or in electronic format at no cost. (b) Speak to the association executive board, unless the executive board is meeting in executive session. (c) A copy of the audio recording of the minutes or a summary of the minutes of the meeting provided to the unit's owner. Any comments made may potentially become permanent record of the minutes.

REMAINING 2017 ASSOCIATION MEETING DATES

CAUGHLIN CREEK HOMEOWNERS' ASSOCIATION

- October 11th** Executive Session (if needed) | Board of Directors Meeting | Approve 2018 Budget
- November 8th** Executive Session (if needed) | Annual Members | 2018 Budget Ratification | Board of Directors | Organizational Meetings

Executive Sessions will begin at 4:30 p.m. (if needed); Board Meetings will begin at 5:00 p.m. The November Annual Members / Budget Ratification Meeting will begin at 5:30 p.m. A Board of Directors Organizational and General Business Meeting will immediately follow.

EAGLESNEST HOMEOWNERS' ASSOCIATION

- September 21st** Executive Session (if needed) | Board of Directors Meeting | Approve 2018 Budget
- November 16th** Executive Session (if needed) | Annual Members | 2018 Budget Ratification | Board of Directors | Organizational Meetings

Executive Sessions will begin at 5:00 p.m. (if needed); Board Meetings will begin at 5:30 p.m. The November Annual Members / Budget Ratification Meeting will begin at 5:30 p.m. A Board of Directors Organizational and General Business Meeting will immediately follow.

RIVER RUN CONDOMINIUM HOMEOWNERS ASSOCIATION

- November 30th** Executive Session | Members Budget Ratification | Board of Directors Meeting

Executive Sessions will begin at 4:00 p.m. except in May and November when they will begin at 5:00 p.m. (if needed). Board Meetings in January, March, July and September will begin at 4:30 p.m. The May Annual Members Election and Board Meeting along with the November Members Budget Ratification and Board Meeting will begin at 5:30 p.m.

Homeowners are welcome to attend Members and Board of Directors Meetings. Executive Sessions are conducted with Board Members only unless an owner has requested or was invited to attend to discuss their delinquent account and/or alleged violation(s). The meetings will be held at the Caughlin Ranch business office and Community Conference Center located at 1070 Caughlin Crossing, Reno.

Meeting dates and times are subject to change. The Board of Directors' Meeting Agendas will be available at least 7-days before each regularly scheduled Board of Directors Meeting. River Run Agendas are also posted in the brochure box outside their pool house. You may also obtain an Agenda copy from the CRHA website at: www.caughlinhoa.com, or the CRHA office by calling: (775) 746-1499, or by e-mailing: gloria@caughlinhoa.com.

COMMUNITY REMINDERS

- **Trash & Recycle Containers:** Shall not be placed out any sooner than Tuesday morning and shall be stored out-of-sight by Tuesday evening.
- **Signs:** "For Rent" and "For Sale" signs shall be purchased from the Caughlin Ranch office.
- **Speed Limit:** The maximum speed limit on all Caughlin Creek, Eaglesnest and River Run streets is 15 MPH.
- **Caughlin Creek and Eaglesnest Community Manager:** Lorrie Olson; manager@caughlinhoa.com; River Run Community Manager: Kim Teepe; kim@caughlinhoa.com; (775) 746-1499.

Agendas are posted in the brochure boxes located to the right of the entry door of the CRHA office at 1070 Caughlin Crossing; one is labeled for each Association.

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—THE STORY OF VET, THE SCRUB JAY—

by *Caughlin Ranch Resident, Bev Waldron*

We found this baby scrub jay on Veteran's Day and named her (I think it's a her) Vet. You can see how much she's grown over the summer and now has nice long tail feathers. She and our Golden Retriever, Georgie, are best friends. She's been raised on mostly dry dog food soaked in water and put thru the food processor and later received "big bird" food also.

Vet is pretty much wild now although she does swing by every day for peanuts. She is usually with two other scrub jays, who I assume are her parents, but she still talks to us all the time from the tree.



Baby Vet



Grown and ready to leave the "nest"



Despite his expression, Moose Miller really loves Vet.



Vet going for a ride on Georgie Girl



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Caughlin Resident Rescues Fawn

Dominic Merlino, a full-time wild land fire fighter for the state of Nevada, sent in this photo of himself and the story that goes with it:

"This picture happened on the Garson fire south of I80 near Verdi. I had first spotted the fawn in the burn early one morning while performing mop up operations. I looked around to see if I could spot the mother anywhere, but could not find her. I then followed the fawn and on closer inspection, noticed that he looked tired, malnourished, and had a few large cuts on his body. I decided to scoop him up and notify the incident commander of the fire about the situation. NDOW was called immediately. I then passed the fawn off to an engine company for safe keeping so I could get back to work. NDOW then took him to a lady's house in Dayton that specializes in wildlife rehab. As a sportsman and a firefighter I felt it was my duty to try and make sure this fawn was treated well and taken care of."



www.michaeldalephotography.com

COMMUNITY BIRD WATCHING EVENT

On Saturday, June 10th GM Olson joined a group of bird watching residents in Caughlin Ranch under the guidance of Jenny Ouyang, PH.D. Assistant Professor of Biology at UNR and Kathy Oakes a local "birder". The weather was perfect and there were plenty of fine feathered friends who chirped and sang for us as we made our way through native areas of Caughlin Ranch tucked behind Pine Creek.

Jenny showed us a nesting box with near fledglings, one with newborns and one with eggs. It was amazing to see and everyone enjoyed learning about the birds we saw along with commentary from Jenny and Kathy. The event was so successful, we are planning another on October 7th, 8:00 a.m. to 10:00 a.m.

THANK YOU COJEAN & NANCY!

Shout out to Cojean Herrin and Nancy Petralia for bringing in some homemade goodies for the landscape guys. They really appreciated the oatmeal and chocolate chip cookies, brownies and cake!

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Attitude of Gratitude

The residents in the cul-de-sac of Chinook Creek Road in Caughlin Creek had a wonderful, spontaneous Memorial Day picnic in the common area central to their homes. Almost all the residents attended the picnic, which ran from 2 p.m. to 7 p.m.

Mary Fechner, one of the residents, sent in a thank you to GM Olson:

"Thanks to you, your staff, and Randy and his staff, for maintaining the area in such great condition. I do believe that this is what 'neighborhood' is all about. Everyone from adults to children...grandparents to dogs enjoyed relaxing in the common area and eating ribs, burgers, sausage, potato salad, watermelon, chips, cookies, cake...on and on, and getting to know each other even better. It was one of the best Memorial Day celebrations ever!"

Gratefully,

Mary Fechner



L. to R. Donn & Sally Daggett, John Sheridan, Gloria Presta, Lynn Sheridan.

THANK YOU LUNCH FOR GLORIA AND LANDSCAPE CREW

On July 3rd, John and Lynn Sheridan, along with Donn and Sally Daggett generously hosted a pizza party for the landscape guys and CRHA office manager, Gloria Presta. It's gestures like this that make Caughlin Ranch such a great place to live and work!



RENO HIGH HUSKIE HARVEST

November 4th, 2017

Atlantis Casino and Resort

5:30 p.m. to Midnight

Tickets available at www.huskieharvest.com

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GET TO KNOW YOUR LANDSCAPE MAINTENANCE SUPERINTENDENT, RANDY LISENBY

1. How long have you worked for Caughlin Ranch? How did you get the job and when did you start? I answered an ad in the paper 24 years ago. When I started there were only 7–8 subdivisions and 8–9 crew members.

I had just sold my business in Texas and needed a fresh start. I came to Reno, answered an ad in the newspaper (you know when people used to read the paper) and that was 24 years ago.

2. What's your favorite thing about working for the Caughlin Ranch HOA? Watching residents as they enjoy themselves and helping Caughlin Ranch grow up to the most beautiful place in Reno.

3. What is your professional background? I'm a landscape contractor. Started working in landscape maintenance at the age of 19. I was the owner-operator of a lawn maintenance company in Dallas-Ft. Worth before moving here.

4. What do you think is your greatest achievement as Landscape Maintenance Superintendent at CRHA? The Water Project. It was a very stressful experience with a lot of sleepless nights, but by far one of my greatest accomplishments. The Water Project started in 2011 and was completed in 2014. The main goal was to conserve water and save money.

5. Tell us a little about the CREW. We have six full time (year-round) landscapers with an additional 20 seasonal landscapers. Luis and Jose have been with me from the beginning. They are my two top guys that I can depend on. Alejandro oversees the planters. Noe and Miguel work on the irrigation systems. Martin takes care of the parks and trash cans.

6. Tell us about you...where you grew up, family, etc. Born and raised in Peoria, IL. Moved to Texas at 22, then to Reno, NV at the prime age of 32. My wonderful wife Susan and I just celebrated our 9th anniversary. Together we have two sons, one daughter and one 15-month-old granddaughter.

7. Tell us one thing that most people don't know about you. I saved a coworker's life while working for the Corps of Engineers. A crane fell off the side of the cliff and the operator went through the window and the crane fell on top of him. I jumped off the cliff and crawled underneath the crane that was crushing him and dug him out with my bare hands. As they put the crane operator in the ambulance and shut the doors, the doors flew open and the crane operator shouted out to me, "Prettiest gosh darn face I have ever seen!"

I was given the Deed of Valor Award along with the Department of the Army Certificate of Commendation.



Randy and his family last Christmas.

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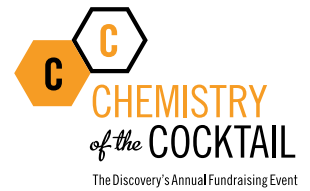
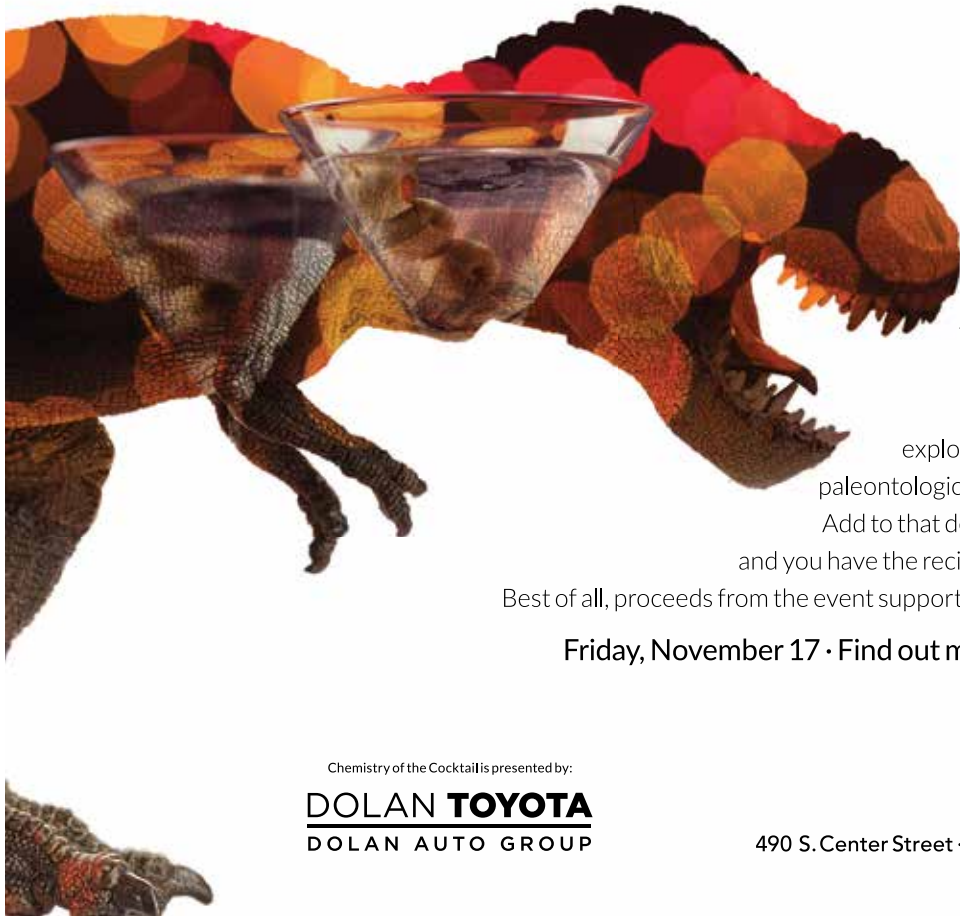
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